

**ORDINANCE BY COMMUNITY DEVELOPMENT/
HUMAN RESOURCES COMMITTEE**

02-0-1100

July 15, 2002

AUTHORIZING THE MAYOR TO GRANT AN UPDATED EXISTING PERMANENT EASEMENT ACQUIRED BY THE GEORGIA POWER COMPANY IN 1911 FROM JULIAN B. THOMPSON FOR PARCELS OF LAND AT 120 HYACINTH AVENUE/21185 VERBENA STREET IN LAND LOT 179 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA; PRESENTLY OWNED BY THE CITY OF ATLANTA AND KNOWN AS THE VERBENA STREET PLAYLOT, SO AS TO DEFINE THE RIGHT-OF-WAY WIDTH TO 100' WIDE, ON BEHALF OF THE DEPARTMENT OF PARKS, RECREATION AND CULTURAL AFFAIRS, BUREAU OF PARKS; AND FOR OTHER PURPOSES.

Whereas, Georgia Power Company has requested an updated existing permanent easement in the City's Verbena Street Playlot, located in Land Lot 179 of the 14th District of Fulton County, Georgia, so as to define the Right-of-way width to 100' wide; and

Whereas, Georgia Power Company has owned the permanent easement since 1911; and

Whereas, Georgia Power Company wants to update their easement to reflect current ownership and to define the right-of-way to 100 ft.; and

Whereas, the Department of Parks Recreation and Cultural Affairs has verified that Georgia Power Company's proposed updating of their transmission line on each side of the existing easement area will not impact any improvements on the Verbena Street Playlot; and

Whereas, Re-building of this transmission line is critical to the electrical service needs of the City of Atlanta residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
as follows:**

Section 1: That the Mayor be and is hereby authorized to grant an updated existing permanent easement acquired by the Georgia Power Company in 1911 from Julian B. Thompson for parcels of land at 120 Hyacinth Avenue/21185 Verbena Street in Land Lot 179 of the 14th District, Fulton County, Georgia, presently owned by the City of Atlanta and known as the Verbena Street Playlot, for the purpose of defining the right-of-way width to 100' wide, on behalf of the Department of Parks, Recreation and Cultural Affairs.

Section 2: That the Acting Commissioner of the Department of Parks, Recreation and Cultural Affairs acting as the Mayor's designee, is authorized to review and approve the terms and conditions of the updated existing permanent easement as described and

delineated in the easement packet attached hereto, as Exhibit "A", and made a part hereof by reference.

Section 3: That Georgia Power Company has agreed that the easement is appraised at \$6,300.00 and Georgia Power Company is willing to make payment to the City of Atlanta.

Section 4: That the City Attorney is hereby directed to review and approve the terms and conditions of the updated existing permanent easement prior to execution by the Mayor.

Section 5: That all Ordinances and parts of Ordinances in conflict herewith be and the same hereby are repealed.

4836/145-6

Par. 218

\$ 221

2071722

DEED OF GIFT

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, Made the 13th day of December, in the year one thousand nine hundred sixty-seven, between

BERNARD HALPERN

of the County of Fulton, and State of Georgia, as party of the first part, hereinafter called Grantor, and

CITY OF ATLANTA, a Municipal Corporation
of the State of Georgia

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ONE DOLLAR and for the purpose of a gift has given and conveyed, and by these presents does give and convey unto said Grantee:

PARCEL 1. All that tract or parcel of land located in Land Lot 179 of the 14th District, Fulton County, Ga. and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the northerly side of Pansy Street (not open) with the westerly side of Hyacinth Avenue; thence northerly along the said westerly side of Hyacinth Avenue 55.5 feet to an iron pin; thence westerly, forming an interior angle of 89 degrees 51 minutes with the preceding course, 117.8 feet to an iron pin; thence southerly 54.5 feet to an iron pin located on the said northerly side of Pansy Street (said iron pin also being 118.0 feet easterly from the easterly side of Dahlia Avenue); thence easterly along said northerly side of Pansy Street 117.8 feet to the point of beginning. All in accordance with plat of survey made by James Robert Chaatham, Registered Land Surveyor, dated November, 1967.

PARCEL 2. All that tract or parcel of land located in Land Lot 179 of the 14th District, Fulton County, Ga. and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the easterly side of Dahlia Avenue with the southerly side of Pansy Street (not open); thence extending south 89 degrees 14 minutes

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20 seconds east 236.3 feet along the said southerly side of Panay Street to an iron pin located at the westerly side of Hyacinth Avenue; thence south 00 degrees 34 minutes west 102.1 feet along the said westerly side of Hyacinth Avenue to an iron pin at the north line of the property of Piedmont Development & Investment Corporation; thence north 89 degrees 43 minutes west 138.8 feet along the north line of said property to an iron pin; thence north 1 degree 17 minutes 40 seconds east 32.0 feet to an iron pin; thence north 88 degrees 12 minutes 40 seconds west 98.0 feet to an iron pin located on the said easterly side of Dahlia Avenue; thence north 0 degrees 32 minutes east 69.5 feet along said easterly side of Dahlia Avenue to the point of beginning; containing 0.4845 acre, all in accordance with plat of survey made by James Robert Cheatham, Registered Land Surveyor, dated November, 1967.

This Deed is delivered subject Sidewalk Bills No. 128486 and No. 128488 of the City of Atlanta and all City, State and County Taxes on said property for the year 1967 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEZ SIMPLE**.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Bernard G. Helfert (SEAL)
Bernard Helfert

Signed, sealed and delivered in the presence of:

Joseph L. Abraham
Ruth B. Dandridge
Notary Public

FILED
FULTON CO. GA.

Dec 21 1 01 PM '67

RECORDED
FULTON CO. GA.

Dec 27 '67

W. P. Seal
CLERK, FULTON COUNTY

W. P. Seal
CLERK, FULTON COUNTY



p4836 n4146

8
S. NO 60-913

Boulevard Northwest E.P.

L.F. 6-156
H-84
876

STATE OF GEORGIA)
COUNTY OF FULTON)

SS:

I, Julian B. Thompson, hereby acknowledge receipt from the Georgia Power Company of the sum of One Hundred Fifty (\$150.00) Dollars, in consideration of which sum I hereby grant, release and convey to the said Georgia Power Company, its successors or assigns, the right to build, rebuild, construct and forever maintain and operate a transmission line or lines, with all necessary towers, poles, fixtures, wires, cables, guy wires, guy stubs, brace poles, and other appliances as may be now or at any time hereafter deemed necessary or proper to safely and properly transmit electrical energy or current over and across the premises hereinafter briefly described, so owned by me or in which I may have any interest, along a line laid down on a map or survey of said proposed transmission line or lines, over and across said premises, made by the Georgia Power Company, dated May 1st, 1911, and filed or to be filed in the office of the Clerk of the County of Fulton, State of Georgia, as well as along the streets, roads and public or private highways adjoining said property.

Together with the right at all times to enter upon said premises, streets, roads, and public or private highways, to inspect, rebuild, repair and maintain said transmission line or lines, and other appliances, and to cut and remove such brush, trees or other obstructions as may now or at any time hereafter interfere or be likely to interfere with the use, maintenance and successful operation of such transmission line or lines, and the successful transmission of electricity thereon or thereby. Any timber cut by the said Company shall remain the property of the undersigned.

The premises herein above referred to over which said rights are hereby granted are described as follows:

All that tract or parcel of land lying and being in Land Lot 179 of the 14th District of originally Henry now Fulton County, Georgia, and consisting of twenty (20) acres more or less being all of lots 7 and 8 of the sub-division of the Polly Webb property according to plat appearing on record in Book 2. of Minutes, Superior Court of Fulton County, on page 365, that was conveyed by J.M. Latham to George H..

PAGE 1 OF 2

DEED BOOK 294
PAGE 506

Harper and R. C. Harper, April 6, 1899 by deed recorded in Book M-3 page 302, except twenty-seven and 69/100 (27.69) acres which were sold by G. H. & R. C. Harper to Pat Calhoun, Trustee, March 17-1890, by deed recorded in Deed Book S-3 page 116 of Fulton County Records. Also,

That tract or parcel of land lying and being in Land Lot 180 of the 14th District of Fulton County, Georgia, described as follows: Commencing at the northwest corner of said land lot and running thence east along the line of said land lot ten hundred and forty-eight and 5/100 (1048.05) feet, thence south five hundred and five (505) feet to the right-of-way of the Atlanta, Birmingham and Atlantic Railroad; thence northwest along said right-of-way seven hundred and sixty (760) feet, thence north twenty five (25) feet; thence northwest along the said right-of-way three hundred and forty (340) feet to the west line of said land lot; thence north along the west line of said land lot one hundred and ten (110) feet to the beginning point and containing seven and 4/10 (7.4) acres more or less.

In Witness Whereof, I have hereunto set my hand and seal this

25th day of June, 1911.

Signed, sealed and
delivered in the
presence of:

Julian B. Thompson (Seal)

W. England
W. F. ...

Notary Public,

Fulton County, Georgia.

in consideration of \$1.00 to me paid
I ~~the~~ consent to above - provided no tower or
poles are located on land leased by us
and further that no wires are run over
our plant so as to interfere with same

Executed in presence

W. F. ...
Notary Public
Fulton Co. Ga.

Bin 20010
241 Ralph McGill Boulevard, NE
Atlanta, Georgia 30308-3374
Tel 404.506.6526



April 22, 2002

Mr. Karl L. McCray, Commissioner of Parks, Recreation and Cultural Affairs
City of Atlanta
City Hall East, Eighth Floor
675 Ponce De Leon Avenue, N.E.
Atlanta, Ga. 30308

Re: East Point-Northwest Transmission Line Project-Easement request

Dear Mr. McCray,

Georgia Power Company has been working on a project to re-build a major transmission line in the City of Atlanta. The line extends from the City of East Point to Northwest Atlanta. This project is referred to as the East Point-Northwest project and is critical for the electrical needs of the City of Atlanta.

The transmission line is being built along an existing line and right-of-way, which has been in place for the past 90 years. Georgia Power presently has land rights across the City of Atlanta property at the Northwest and Southwest corner of Hyancinth Avenue and Pansy Street that were purchased in 1911. We are requesting a new easement to update the present landowners to resolve any encroachments along the route and to expand the right-of-way for the long term maintenance requirements. The new right-of-way width will be 100 feet wide.

Enclosed is Georgia Power Company's easement, which includes a legal description and a survey plat. The appraisal is also included for the determination of the cost basis for this easement.

We appreciate your help and cooperation handling this requests and look forward to discussing the project with you or your staff. Should you have any questions or concerns please call Mr. Dorsey Walker at 404-572-7603.

Sincerely,

Larry Jack
Georgia Power Company
Transmission Project Manager

Cc: Dorsey Walker
Art Kersey

Name of Line	NORTHWEST -EAST POINT 115KV TRANSMISSION LINE		
No 2996	(NORTHWEST - CASCADE SECTION)		
Parcel No	218	Account No	69596-232607-0-0-35000000
Letter File	6-156	Deed File	816/844 Map File H-614

State of Georgia
Fulton County

E A S E M E N T

For and in consideration of the sum of _____ Dollars
Ten and 00/100 *****
\$ 10.00 in hand paid by Georgia Power Company, A Georgia Corporation
(hereinafter referred to as "Georgia Power" which term shall include successors
and assigns), the receipt and sufficiency of which is hereby acknowledged,
City of Atlanta
(hereinafter referred to as "the Undersigned", which term shall include heirs,
Successors and assigns) whose Post Office Address is _____
675 Ponce de Leon Ave., N.E., Atlanta, GA 30308

does hereby grant to Georgia Power the rights to, from time to time, construct, operate, maintain, renew and rebuild overhead and underground electric transmission, distribution and communication lines, together with necessary or convenient towers, frames, poles, wires, manholes, conduits, fixtures, appliances, and protective wires and devices in connection therewith (all being hereinafter referred to as "the Facilities") upon or under a tract of land being more fully located and described below (hereinafter referred to as "the Premises"), together with the right of Georgia Power to grant, or permit the exercise of, the same rights, either in whole or in part, to others, and said rights are granted to Georgia Power together with all rights, privileges and easements necessary or convenient for the full enjoyment and use of the Premises for the purposes above described, including the right of ingress and egress to and from the Premises over lands of the Undersigned and the right to cut away and keep clear, remove and dispose of all trees and undergrowth and to remove and dispose of all obstructions now on the Premises or that may hereafter may be placed on the Premises by the Undersigned or any other person.

Further, Georgia Power shall have the right to cut, remove and dispose of dead, diseased, weak, or leaning trees (hereinafter referred to as "danger trees") on lands of the Undersigned adjacent to the Premises which may now or hereafter strike, injure, endanger or interfere with the maintenance and operation of any of the Facilities located on the Premises, provided that on future cutting of such danger trees, Georgia Power shall pay to the Undersigned the fair market value of the merchantable timber so cut, timber so cut to become the property of Georgia Power.

.....
Parcel 218 Name of Line NORTHWEST -EAST POINT 115KV TRANSMISSION LINE
.....

The Undersigned shall notify Georgia Power of any party with whom it contracts, and who owns as a result thereof, any danger trees to be cut as set forth above. Georgia Power shall also have, and is hereby granted, the right to install, maintain and use anchors or guy wires on lands of the Undersigned adjacent to the Premises and the right, when required by law or government regulations, to conduct scientific or other studies, including but not limited to environmental and archaeological studies, on or below the ground surface of the Premises.

The Premises are shown on a plat made by or for Georgia Power, and on file in Georgia Power's Land Department and are described as follows :

The tract of land which is subject of this Easement, including that easement for right of way previously granted, is more particularly shown on a Georgia Power Drawing entitled "Northwest-East Point Transmission Line (Northwest-Cascade Section)", crossing the property of the City of Atlanta, designated Exhibit "A", a copy of which is attached hereto, and made a part hereof and incorporated by reference.

Georgia Power shall pay or tender to the Undersigned or owner thereof a fair market value for any growing crops, fruit trees or fences cut, damaged or destroyed on the Premises by employees of Georgia Power and its agents, in the construction, reconstruction, operation and maintenance of the Facilities, except those crops, fruit trees and fences which are an obstruction to the use of the Premises as herein provided or which interfere with or may be likely to interfere with or endanger the Facilities or the proper maintenance and operation, provided the Undersigned shall give Georgia Power written notice of the alleged damage within thirty (30) days after the alleged damage shall have been done. The Undersigned shall notify Georgia Power of any party with whom the Undersigned contracts and who owns, as a result thereof, any growing crops, fruit trees or fences, and the Undersigned shall inform said party of the notification provision set forth herein. Any growing crops, fruit trees or fences so cut or damaged on the Premises in the construction, operation and maintenance of the Facilities are to remain the property of the owner thereof.

It is agreed that part of the within named consideration is in full payment for all timber cut or to be cut in the initial clearing and construction of the Facilities and that timber so cut is to become the property of Georgia Power.

The Undersigned will notify Georgia Power in the event of Undersigned has contracted with another party who owns as a result thereof the timber to be so cut.

The Undersigned has the right to use the Premises for agricultural or any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, or extensions or additions to the Facilities, and provided further that no buildings or structures other than fences (which shall not exceed eight (8)

Parcel 218 Name of Line NORTHWEST -EAST POINT 115KV TRANSMISSION LINE

feet in height and shall neither obstruct nor otherwise interfere with any of the rights granted to Georgia Power hereby) may be erected upon the Premises.

The Undersigned expressly grants to Georgia Power the right to take any action, whether at law or in equity, and whether by injunction, ejectment or other means, to prevent the construction, or after erection thereof to cause the removal, of any building or other structure(s) located on the Premises (other than fences as provided for herein), regardless of whether the offending party is the Undersigned or not. The Undersigned will notify Georgia Power in the event the Undersigned contracts with a third party owns, as a result thereof, any buildings or other such structures. The Undersigned acknowledges and agrees that said rights are necessary for the safe and proper exercise and use of the rights, privileges, easements, and interests herein granted to Georgia Power.

Georgia Power shall not be liable for or bound by any statement, agreement or understanding not expressed herein.

TO HAVE AND TO HOLD forever unto Georgia Power the rights, privileges, easements, powers, and interests granted herein, which shall be a covenant running with the title to the Premises.

The Undersigned warrants and will forever defend the title to the rights, privileges, and easements granted herein to Georgia Power against the claims of all persons whomsoever.

.....
Parcel 218 Name of Line NORTHWEST -EAST POINT 115KV TRANSMISSION LINE
.....

IN WITNESS WHEREOF, the Undersigned ha____ hereunto set _____ hand____ and
seal, this _____ day of _____, _____.

Signed, sealed and delivered
in the presence of:

City of Atlanta

Witness

Notary Public

By: _____ (SEAL)
Name:
Title:

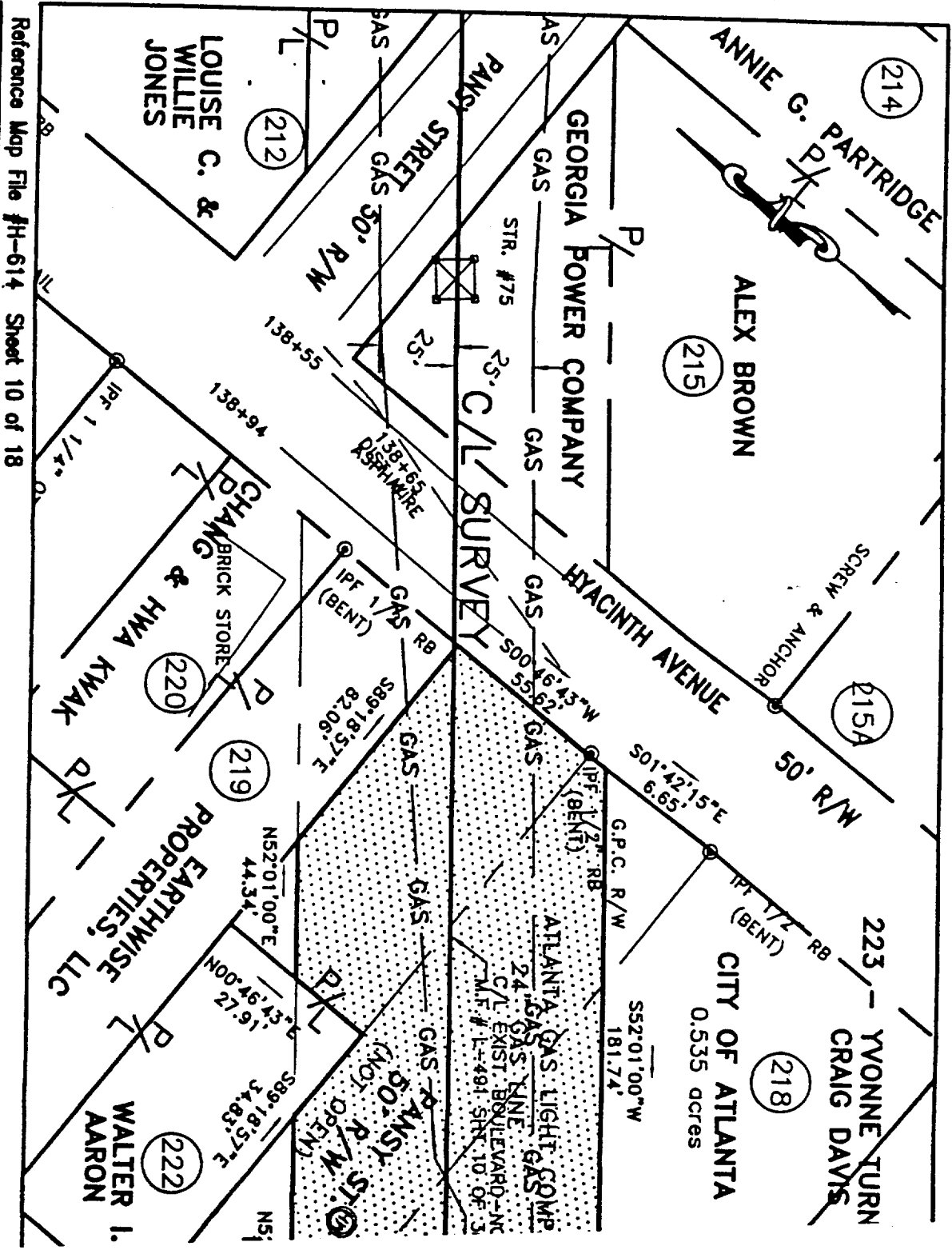
Attest: _____ (SEAL)
Name:
Title:

**Northwest-East Point Transmission Line
(Northwest-Cascade Heights Section)
Parcel Number 218**

EXHIBIT "B"

All that tract or parcel of land situate, lying and being in Land Lot 179 of the 14th District of Fulton County, City of Atlanta, Georgia, and being more particularly described as follows: BEGINNING on the Easterly line of the 50-foot right-of-way of Dahlia Avenue at an iron pin found marking a corner common to lands now or formerly of Yvonne Turner Davis and Craig Davis, and lands of the City of Atlanta; thence from said POINT OF BEGINNING North 01° 23' 11" East along said Easterly right-of-way line of Dahlia Avenue a distance of 54.23 feet to a point; thence North 52° 01' 00" East a distance of 104.15 feet to a point on the dividing line between lands now or formerly of Walter I. Aaron and lands of the City of Atlanta; thence South 89° 18' 57" East along said dividing line a distance of 34.83 feet to a point; continuing thence North 00° 46' 43" East along said dividing line a distance of 27.91 feet to a point; thence North 52° 01' 00" East a distance of 44.34 feet to a point on the dividing line between lands now or formerly of Earthwise Properties, LLC, and lands of the City of Atlanta; thence South 89° 18' 57" East along said dividing line a distance of 82.06 feet to a point on the Westerly line of the 50-foot right-of-way of Hyacinth Avenue; thence South 00° 46' 43" West along said Westerly right-of-way line of Hyacinth Avenue a distance of 55.62 feet to an iron pin found; continuing thence South 01° 42' 15" East along said Westerly right-of-way line a distance of 6.65 feet to a point; thence South 52° 01' 00" West a distance of 181.74 feet to a point on the dividing line between lands now or formerly of Yvonne Turner Davis and Craig Davis, and lands of the City of Atlanta; thence North 88° 45' 29" West along said dividing line a distance of 91.84 feet to the POINT OF BEGINNING, said tract containing 0.535 acre, more or less, which includes and embraces a portion of Georgia Power Company's existing right-of-way heretofore acquired on its Boulevard-Northwest-East Point Transmission Line.

The above described tract of land is more particularly shown on Georgia Power Company's drawing of Parcel Number 218 on its Northwest-East Point Transmission Line (Northwest-Cascade Heights Section), said drawing being designated Exhibit "A", and being attached hereto and made a part hereof by reference.



SYMBOL LEGEND

- DEPICTS IRON PIN SET
- DEPICTS IRON PIN FOUND
- ⊠ DEPICTS ROW MARKER
- ⊙ DEPICTS CONTROL MONUMENT
- DEPICTS EXISTING GPC POLE
- DEPICTS PROPOSED GUY STUB
- ⊠ DEPICTS POINT OF BEGINNING (POB)
- ▨ DEPICTS EASEMENT AREA

PARCEL NUMBER 218

GEORGIA POWER COMPANY - LAND DEPARTMENT

NORTHWEST - EAST POINT TRANSMISSION L
(NORTHWEST - CASCADE HEIGHTS SECTION)

CROSSING THE PROPERTY OF
CITY OF ATLANTA
LAND LOT 179-14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, G

APPRAISAL OF PARCEL 218
NORTHWEST - CASCADE TRANSMISSION LINE
APN: 0014-0179-0001-046
CONTIGUOUS PANSY STREET (Not Open)
APN: 0014-0179-0006-050
CITY OF ATLANTA - OWNER
APRIL 25, 2002
FOR
GEORGIA POWER COMPANY
MR. ART KERSEY

JOHN D. CRAWFORD

Real Estate Valuation Consultant

570 Mountainbrooke Circle / Stone Mountain, Georgia 30087
voice & fax - 770-925-1233 - e-mail - johndcrawford@attbi.com

JOHN D. CRAWFORD

Real Estate Valuation Consultant

April 29, 2002

Mr. Art Kersey
Georgia Power Company
Land Department - 15th Floor Bin 10151
241 Ralph McGill Boulevard, NE
Atlanta, Georgia 30308-3374

Re: Parcel 218
Northwest - Cascade Transmission Line
Hyacinth Avenue & E/s Dahlia Avenue
APN: 14-0179-0001-046, contiguous Pansy Street (Not Open)
APN: 14-0179-0006-050, Fulton
City of Atlanta - Owner

Dear Mr. Kersey:

As requested, a Complete Appraisal Report in narrative format of the above referenced property has been prepared setting forth the market value of the required permanent easement in a portion of the subject property. It is my understanding that the report will assist Georgia Power Company in the acquisition of right-of-way for installation of a transmission line.

The purpose of the appraisal is to provide a formal professional judgment as to the market value of the interest required in the subject property as of the date of appraisal.

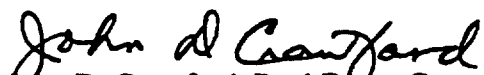
Preparation of the accompanying report is governed by the **Uniform Standards of Professional Appraisal Practice (USPAP)** as established by the Appraisal Standards Board of The Appraisal Foundation and the **Georgia Real Estate Appraiser Classification and Regulation Act**. The definitions of market value and other interests are as stated in the "Purpose and Date of Appraisal" section of the report.

A personal inspection of the subject property was made and all market data employed in the appraisal report is from sources believed to be reliable. As a result of my inspections, investigations and analyses, the conclusion derived as to the market value of the interest required in the subject property as of April 24, 2002, is:

SIX THOUSAND THREE HUNDRED DOLLARS..... \$6,300

Thank you for engaging our services. I will be available to assist you as the need arises.

Sincerely,



John D. Crawford, Real Estate Consultant
Georgia Certified General Real Estate Appraiser #1427

570 Mountainbrooke Circle / Stone Mountain, Georgia 30087
voice & fax - 770-925-1233 - e-mail - johndcrawford@attbi.com

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

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JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

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JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

APN: 14-0179-0001-046 & Pansy St. (Not Open)

APN: 14-0179-0006-050, City of Atlanta - Owner

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CERTIFICATION OF APPRAISER

I certify that to the best of my knowledge and belief:

- I have made a personal inspection of the property that is the subject of this report.
- The statements of fact contained in this report and upon which the analyses, opinions and conclusions expressed herein are based are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.
- No one provided significant professional assistance to the person signing this report.


John D. Crawford, Real Estate Valuation Consultant
Georgia Certified General Real Property Appraiser #1427

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

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BASIC ASSUMPTIONS

This appraisal report has been made with the following general underlying assumptions:

- Title to the property is assumed to be good and marketable unless otherwise stated.
- No responsibility is assumed for the legal description or any legal matter.
- The property is assumed to be under informed ownership and responsible management and free of all liens and encumbrances except as specifically discussed herein.
- Full compliance with all applicable zoning ordinances, restrictions and other regulations is assumed unless otherwise stated.
- The definitions and assumptions upon which my analyses, opinions, and conclusions are based are set forth in appropriate sections of this report and are to be part of these general assumptions as if included here in their entirety.
- The information furnished by others and contained in this report is considered to be from reliable sources and where feasible, has been verified; however, no responsibility is assumed for its accuracy.
- I reserve the right to modify my analyses, opinions and conclusions should more reliable information become available subsequent to delivery of this report.
- It is assumed that there are no hidden or unapparent conditions in the property, soil, or subsoil, which would render the property more or less valuable and no responsibility is assumed for such conditions or for arranging for engineering or an environmental survey that would be required to discover unapparent conditions.

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

APN: 14-0179-0001-046 & Pansy St. (Not Open)

APN: 14-0179-0006-050, City of Atlanta - Owner

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LIMITING CONDITIONS

This appraisal report is subject to the following general limiting conditions:

- By reason of this appraisal report, I am not required to give further consultation, testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made relative to such additional employment.
- Use and disclosure of the contents of this report are governed by the rule and regulations of the Georgia Real Estate Appraisers Board.
- Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, news media, or other public means of communication without the prior written consent and approval of the appraiser.
- Possession of this report or a copy thereof, does not carry with it the right of publication; it may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with property written qualifications and only in its entirety.
- The party for whom this appraisal report was prepared may distribute copies of the appraisal report only in its entirety to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report shall not be distributed to third parties without my written consent. Liability to third parties will not be accepted.

JOHN D. CRAWFORD

Real Estate Valuation Consultant



JOHN D. CRAWFORD
Real Estate Valuation & Acquisition Consultant

REAL ESTATE QUALIFICATIONS

GEORGIA CERTIFIED GENERAL REAL PROPERTY APPRAISER, #1427

570 Mountainbrooke Circle, Stone Mountain, Georgia 30087

Telephone: 770-925-1233 e-mail: johndcrawford@attbi.com

- Education:** Bachelor of Science, Tennessee State University, Nashville, Tennessee
Master of Science, University of Illinois, Champaign-Urbana, Illinois
Personal Study: Demographics and Computer Programs
Real Estate Portfolio Analysis
Professional Education: Continuous since 1972
- Experience:** Since 1972 I have been engaged in Real Estate as an Independent Fee Appraiser; Broker; Negotiator; Arbitrator; Land Acquisition Consultant; Expert Witness and Instructor.
- Employment:** CEO: CRAWFORD OMNI GROUP, INC., Stone Mountain - Atlanta, Georgia,
Real Estate Appraiser/Analyst & Appraisal Reviewer
Real Estate Valuation Consultant
Real Estate Litigation Consultant
Real Estate Land Acquisition Negotiator & Relocation Consultant
Licensed Real Estate Broker, State of Georgia
- Professional Affiliations:** Member: National Association of Realtors -- Real Estate Appraisal Section
- Appraisal Assignments Include:** Commercial, Industrial, Acreage, Single Family Residential, Apartment, Condominium, Church Facilities & Other Special Purpose Valuations; Office and Shopping Center Appraisals; Restaurant, Hotel and Motel Appraisals; Valuation of Fee Simple, Leased Fee and Leasehold Estates; Consultant and Expert Witness in Litigation Proceedings involving Condemnation & Zoning Cases, Foreclosure & Bankruptcy Cases; Appraisal Review; Institutional Lending Valuations and Evaluations; Partial Acquisition Appraisals; Atlantic Ocean Barrier Island (Sapelo) Property Valuations; Recreation Land and Hunting Rights Valuations.
- Negotiations:** Metropolitan Atlanta Olympic Games Authority; Three River Water Quality Management
- Appraisal Review:** Hartsfield Atlanta International Airport Commuter Runway Projects, Underground Atlanta Project & others projects.
- Expert Witness:** Qualified as an Expert Witness in Superior Courts of Georgia & United States Courts
- Clients:** General Public; Corporate & Small Business Enterprises; Government Agencies; Accountants; Attorneys; Lending Institutions and Developers.

APPRAISAL REPORT SUMMARY

Project	<u>Northwest - Cascade Transmission Line</u>			Parcel	<u>218</u>
Property Location	<u>W/s Hyacinth & E/s Dahlia Ave.</u>	City	<u>Atlanta</u>	Zip Code	<u>30310</u>
Map Reference (APN)	<u>14-0179-0001-046, Pansy St. & 14-0179-0006-050</u>	County	<u>Fulton</u>		
Interest Appraised	<u>Permanent Easement</u>	Date of Value	<u>April 24, 2002</u>		
Land Size	<u>0.535</u> Ac. <u>23,304.60</u> SF	Shape	<u>Generally, Rectangular</u>		
Total Building SF	<u>N/A</u> SF	Topography	<u>Below road grade and rolling downward</u>		
Zoning	<u>R-5, Residential</u>	Parking	<u>N/A</u>		
Highest & Best Use	<u>Recreation Park</u>	Present Use	<u>Neighborhood Park Site</u>		
Census Tract No.	<u>83.02</u>	Flood Zone	<u>No</u>	Map #	<u>135157 0022 C 03-04-87</u>
Client	<u>Georgia Power Company</u>	Owner	<u>City of Atlanta</u>		

Value of Property

Permanent Transmission Line Easement:	\$6,300
Improvements:	N/A -0-
Market Value Of Acquisition	\$6,300

REMARKS:

The appraiser was contacted by Mr. Art Kersey of the Georgia Power Company and was engaged to prepare an appraisal of the subject property. A legal description was not provided for the appraiser's review and inclusion in the appraisal report, however, the tax plat indicating the size and location of the site was employed. The appraiser was unaccompanied on his inspection of the property on April 24, 2002.

I certify that I have personally inspected the property, that I have no present or contemplated interest in same, that I have given consideration to the value of the property, that the appraisal assignment was not based on a requested minimum valuation or a specific valuation and that in my opinion the value of the real property is as indicated above as of April 24, 2002.

DATE April 29, 2002
ADDRESS 570 Mountainbrooke Circle
Stone Mountain, GA 30087


John D. Crawford, Real Estate Valuation Consultant
Georgia Certified General Real Property Appraiser, CGI427

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

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Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

APN: 14-0179-0001-046 & Pansy St. (Not Open)

APN: 14-0179-0006-050, City of Atlanta - Owner

PURPOSE AND DATE OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the part required from the subject property and consequential damages to the remainder, if any are created, said damages to be offset by special benefits, if any, as of April 24, 2002. The following definitions are as stated in *The Dictionary of Real Estate Appraisal* sponsored by the Appraisal Institute as follows:

Fee Simple Interest: "Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government", i.e., eminent domain, police power, escheat and taxation."

Easement: "An interest in real property that conveys use, but not ownership, of a portion of an owner's property."

Consequential Damages: "A damage to property caused by taking or construction on other lands."

Special Benefits: "Specific, i.e., not general benefits that accrued to the property remaining after a partial taking."

The definition of market value employed by the *Uniform Standards of Professional Appraisal Practice* is as stated below.

Market Value: "The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus."

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218**Northwest - Cascade Transmission Line****W/s Hyacinth Ave. & E/s Dablia Ave., NW****APN: 14-0179-0001-046 & Pansy St. (Not Open)****APN: 14-0179-0006-050, City of Atlanta - Owner****2****IDENTIFICATION OF THE PROPERTY****Legal Description**

A legal description of the subject property was not provided. However, the tax plats delineating the bounds were examined and with computer aided design (CAD) software prepared to assist in providing the approximate size and location of the property. The subject property consist of three parcels of which two parcels are unimproved sites zoned residential and contiguous Pansy Street. Pansy Street is not open as accessible vehicular right of way. A modified tax plat depicting the subject property is included in the "Property Data" section of this report. The subject property is located in Land Lot 179 of the 14th District, Fulton County, Georgia.

Tax Data

The subject property is the site of a city park and an undeveloped street, therefore, tax exempted. If not exempted, the 2001 taxes for the subject property as provided by Atlanta Fulton County tax assessors are based on a 40 percent assessment of the tax assessor's estimate of value. The 2001 millage rate is \$43.02 per \$1,000 of assessed value. The assessor parcel numbers (APN), assessment and taxes for the subject property are summarized below.

APN	Assessment	Taxes
0014-0179-0001-046	\$0	\$0.00
0014-0179-0001-046	\$0	\$0.00

Ownership History

For the last three years or more the subject property has been owned by the City of Atlanta by virtue of a Deed recorded in Fulton County, Georgia records.

Scope of the Appraisal

The assignment includes an inspection and analysis of the subject's physical attributes and economic characteristics as well as an analysis of the immediate neighborhood and overview of the Atlanta Metropolitan Area. The study also includes research relating to competitive sales with emphasis on analysis of pertinent value factors employed for comparison to the subject property to ultimately derive a market value conclusion.

JOHN D. CRAWFORD*Real Estate Valuation Consultant*

Parcel 218

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Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

APN: 14-0179-0001-046 & Pansy St. (Not Open)

APN: 14-0179-0006-050, City of Atlanta - Owner

Atlanta Metropolitan Economic Overview

The subject property is located in the northwest quadrant of Metropolitan Atlanta. More specifically, the property is situated along the west side of Verbena Street, in the City of Atlanta, Georgia. The population, income/demographic characteristics, economic base and other factors that may influence the subject's value are discussed in more detail below.

For several decades Atlanta has been the major economic center of the southeastern United States. Fulton County is one of the four core counties of the Atlanta Metropolitan Statistical Area (MSA). As of 1990 the MSA includes a land area of 6,126 square miles. The metropolitan area through competent leadership, population support and excellent location developed a mixed economic base that continues to grow and expand in all sectors except manufacturing. The leading sectors of the economy include transportation and communication networks, distribution, retail, wholesale, education centers, high-technology, and government operations.

Population/Demographic Characteristics

As of 1996 Atlanta ranks as the ninth largest primary metropolitan area in the nation and the largest in the Southeast, with a 1996 estimate of 3.54 million persons. Approximately 70 percent of the population for the 18-county Metropolitan Statistical Area (MSA) is within four of the core counties of Cobb, DeKalb, Fulton and Gwinnett. Several trends worth noting are listed below:

The most recent population estimate for the MSA indicates a compound annual growth rate of 3.3 percent over the 1980 census figure of 2.14 million persons. About 70 percent of this growth has occurred on the north side of the metropolitan area, especially in Gwinnett, Cobb and North Fulton Counties. As the core counties mature and land becomes more scarce and expensive, their growth is expected to become slower. The outlying counties of Fayette, Rockdale, Henry, Newton, Douglas, Paulding and Clayton are the focal points of growth in the first part of the 21st Century.

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Population/Demographic Characteristics

- Population estimates from the Atlanta Regional Commission indicate the number of residents will increase to 4.3 million by 2003, a compound annual increase of 1.8 percent from 1988. Of the seven core counties, DeKalb County is expected to realize the lowest annual growth rate in the next two decades of 1.1 percent. In comparison, Fulton County is expected to grow at 1.7 percent and Cobb County at 3.0 percent.
- Household formations in the seven core counties have been increased at a compound annual rate of 3.8 percent from 1980 to 1990, or 2,800 households per year. In the 1970's, households were formed at a 3.7 percent compound annual rate. The pace of household formations is forecast to be slower in the late 1990's and first part of the 21st Century but will remain at a healthy rate of 3.1 percent, or 31,000 per year.
- The average household size has decreased to an estimated 2.63 persons from 3.2 persons per household in 1970. This trend is national caused by lower birth rates and a larger number of unmarried individuals. Nationally, the average household size was 3.17 in 1970 and about 2.5 in 1990.
- Per capita income for the metropolitan area increased at an 8.21 percent compound annual rate from 1982 to 1987, well ahead of the nation and slightly more than the state. Atlanta's average household income in 1980 was \$22,022. The 1987 estimate was \$37,625 indicating an 8.0 percent compound annual increase, according to Sales & Marketing Management Magazine (S&MM). American Community Net reports the 1994 average Atlanta household was \$23,633 indicating a compound annual growth rate of 2.03 percent from 1989-94. Over the same time period, the national average income was \$21,696 indicating a compound annual great rate of 2.04 percent.

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Northwest - Cascade Transmission Line

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Employment

The Atlanta economy is highly diversified without any one dominant industry. The Atlanta economy has been historically resilient to national economic downturns. Only in the recession of the mid-1970's and presently in the 1990's has Atlanta been severely effected, which was due to an overbuilt real estate market in the 1970's and a burdensome national deficit, overbuilt real estate market of the 1980's and international economic downturn in the 1990's. Highlights of the employment statistics follows:

- In 1998, the number of jobs in the region was 2.14 million, mostly in services, the trade industries and manufacturing. In 1988, the number of jobs was 1.42 million, representing a compound annual growth rate of 3.36 percent. During the 1990's, Atlanta is one of the fastest growing economies in the nation.
- Atlanta's shift to an even more dominant service economy is reflected by the declining share of manufacturing employment, from 13.0 percent in 1988 (184,400 of 1,417,600) to 10.1 percent in 1994 (214,000 of 2,143,948). The absolute change in manufacturing employment, nevertheless, was actually a 16.05 percent increase over the 1988 figure, indicating the strength of the economic base. Retail trade, services and government accounted for about 59.5 percent of the new jobs since the 1994's.

Atlanta MSA Employment Forecast

After several years of unprecedented, record breaking growth, employment in 1989 (28,500) and 1990 (33,500) expanded at a slower pace, at 2.2 percent per year, or an average approximately 31,000 jobs per annum. This is based on the economic Forecasting Center of Georgia State University. This moderation is expected to be a short term trend and not an indication of real long term performance. In fact the real growth is expected to be somewhat moderate in the near future.

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Atlanta MSA Employment Forecast (continue)

Forecasts place the Atlanta MSA as the second to third fastest growing economy in the 21st Century, behind only Los Angeles and Washington, D.C. Atlanta employment in 2010 is expected to number 2.3 million, an increase of 60 percent over the current estimate. These figures equal an annual compound increase of 2.2 percent and an absolute growth of 900,000 jobs, or an average of 40,000 jobs annually. Most of the employment growth will be in commercial jobs such as service, fire, transportation, communication, utilities, government and retail employment. Industrial jobs (manufacturing and wholesale trade) will contribute less to the employment base by the year 2000, dropping from 24 percent of the jobs in 1985 to 20 percent in 2000. Commercial and retail jobs will increase from 70 percent of the employment in 1985 to 74 percent by the end of the century. Anticipated high-growth employment sectors are retail trade, services, international business, interstate banking and high technology.

Other factors supporting an optimistic future for Atlanta MSA and which have positioned the area for the 21st Century include: recent infrastructure improvements were made for the 1996 Olympic Games which the City of Atlanta host. Also, a modern transportation system including a state of the arts airport, interstate expressway system, rapid rail/bus system and network of surface streets, the proposed construction of a second perimeter highway and the Georgia 400 extension, World Congress Center - Atlanta Trade Mart, Underground Atlanta, Georgia Dome and Olympic facilities in Stone Mountain Park, Georgia Tech and other parts of the metropolitan area. Atlanta is the economic, governmental and cultural center of the southeastern United States. Although no economic boom is forecast during the next few years, the decade of the 1990's has been a period of steady economic growth for metropolitan Atlanta. According to Georgia Trend Magazine April, 1997, Atlanta ranks first of the top ten best cities for business.

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Northwest - Cascade Transmission Line

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Neighborhood Data

The general neighborhood of the subject project is an established mixed use area that includes thirteen (13) land lots in a portion of the southwest and northwest quadrants of the City of Atlanta in communities known as Cascade Heights, Adamsville, Dixie Hills and Grove Park.

The subject neighborhood is located approximately two and a half (2½) air miles southwest of the central business district of the City of Atlanta and is approximately 5 miles north of the Atlanta Airport.

Traversing the neighborhood in a generally northerly direction are Hamilton Holmes Drive and West Lake Avenue. The main east - west corridors are Cascade Road, Martin Luther King Jr., Drive, Interstate Expressway 20, Simpson Road and Bankhead Highway. The neighborhood is delineated generally by Bankhead Highway to the north; Campbellton Road to the south; Northside Drive / Metropolitan Parkway to the east and Interstate 285 forms the west boundary. The network of surface streets and interstate expressway system provide the area with excellent access to all points in the metropolitan area.

Pockets of industrial, residential and commercial developments are located sporadically in the general area. The neighborhoods of the subject properties are mostly zoned residential with some commercial districts generally at major intersections. The land uses in the project area are stable.

The subject neighborhood was built over the time period of 1915 to 1965. While increased demand for in town residential properties is being manifested in the areas surrounding the subject property and generally throughout the City of Atlanta creating increased prices for properties in established residential neighborhoods, the immediate neighborhood is not experiencing much change. Only slight marginal increases in prices for property are noted by the price range of sales in the area. Land sales are few in number due to lack of demand for redevelopment in this established residential neighborhood and this trend is expected to continue into the foreseeable future.

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Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

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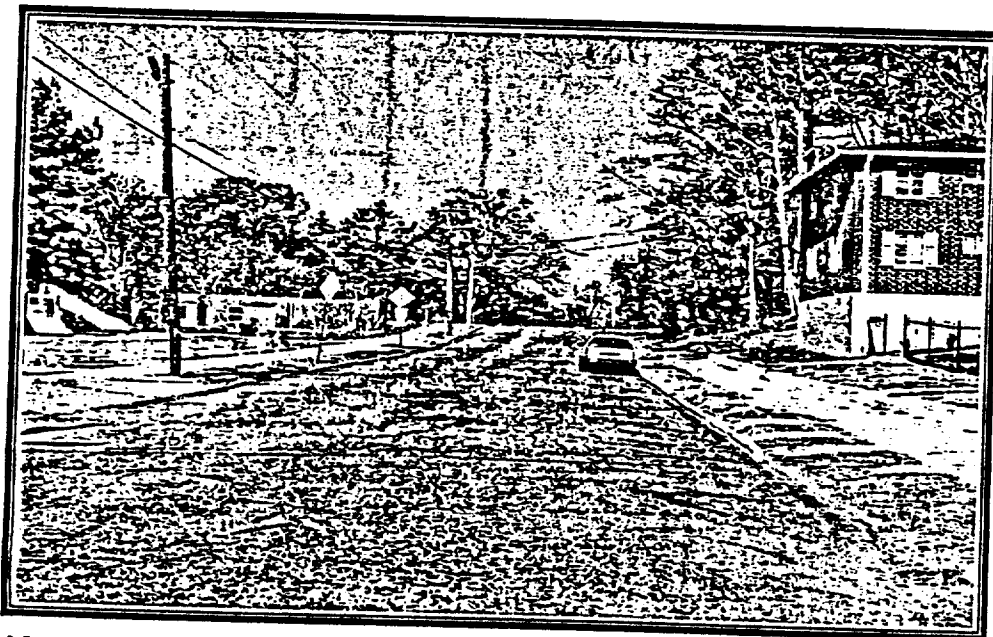
APN: 14-0179-0006-050, City of Atlanta - Owner

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Local Submarket Overview

It should be noted that a direct relationship exists between employment increases and decreases and demand for residential and recreation park space. While employment increases are expected to slow down in the next few years to a more sustainable expansion rate, annual job growth in the 1990's was forecasted to average 25,000 to 28,000 according to the Georgia State University Economic Forecasting Center. However, demand for properties in the subject neighborhood is expected to increase at a below average pace as noted by the quantity of recent sales and development in the general area. Because of the dearth of competitive land sales in the immediate area of the subject, the search for market data was expanded to other areas with pockets of residential development mostly in the northwest quadrant of the city. Though not truly comparable to the subject property these sales provided the base needed to derive a conclusion as to the market value of the subject property.

Neighborhood Photograph



Northerly View Along Verbena Street - Hyacinth Avenue --Subject On Left

JOHN D. CRAWFORD

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Northwest - Cascade Transmission Line

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PROPERTY DATA

Description of the Land

For descriptive purposes, the three segments of land comprising the subject property will be referred to as 'Tract-1' (northern segment), 'Tract-2' (undeveloped contiguous street) and 'Tract-3' (southern segment). Combined, the size of the subject property is 38,051.92 square feet.

Tract 1: 6,451.92± square feet. The exiting easements in the form of two (2) gas line easements and an existing pole line easement covers approximately 80 percent of the area of Tract -1. The unencumbered remainder is approximately only 753.588 feet. Therefore, the remainder of this portion of the subject property cannot be developed due to lack of utility.

Tract 2: 11,550± square feet. This segment of the subject property contains two remainders. Both are too small for independent development. The remainder right contains approximately 1,192.13 square feet while the remainder left is 2,450± square feet.

Tract 3: 20,050± square feet. This segment of the subject property also contains two remainders. The remainder right along Hyacinth Avenue contains approximately 12,787.50 square feet and is of sufficient shape and size to be developed. The remainder left along Dahlia Avenue contains approximately only 131.25 square feet; too small for independent development.

The subject property is the location of a partially developed neighborhood recreation park of the City of Atlanta. The property has 205± feet of frontage along the west side of Hyacinth Avenue and 100± feet along Dahlia Avenue. The park site is unimproved but partially cleared with a stand of grass and trees. The size and shape of the site is adequate for its present use and would likely be fully developed as a neighborhood recreation park. Hyacinth Avenue and Dahlia Avenue are two lane macadam paved roads and provides access to the site via curb cuts.

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Northwest - Cascade Transmission Line

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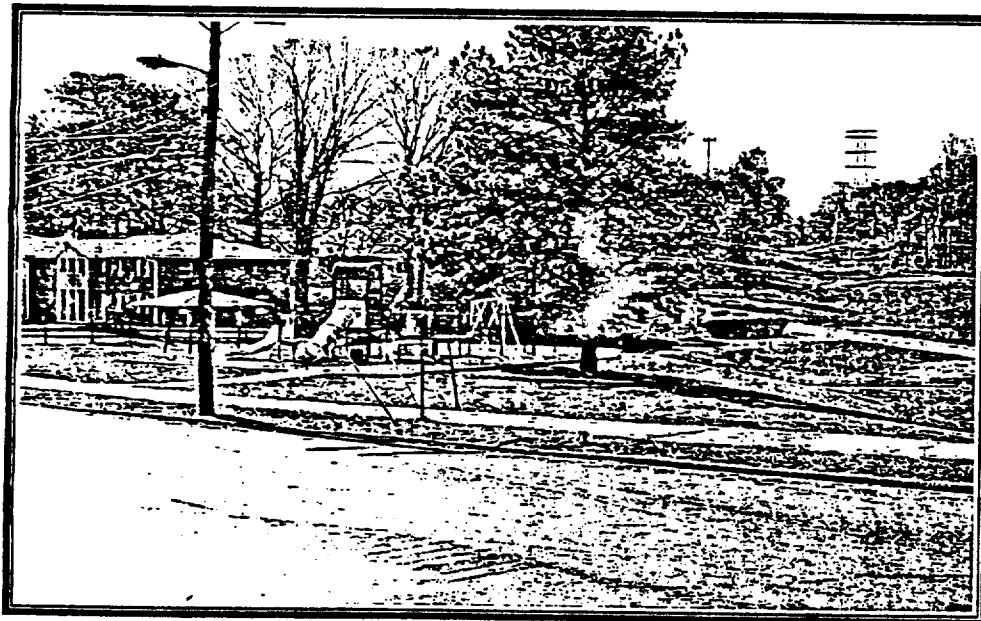
APN: 14-0179-0006-050, City of Atlanta - Owner

Description of the Land

Topographically, the site is below road elevation and generally sloping and rolling downward from Hyacinth Avenue to Dahlia Avenue. The appraiser is not an engineer; however, the condition of the soil appears adequate to support major improvements. According to the *Metropolitan Flood Plain and Census Tract Map*, the subject is located in Census Tract #83.02. The flood plain map can be found in the addenda of this report. After reviewing flood plain map 135157 0022-C 03-04-87, the appraiser is of the opinion that no portion of the subject property is in a flood zone.

A land survey indicating metes (angular direction of points) of the site was not provided. An environmental survey of the site was not made available to the appraiser. With the exception of the existing easements, to the appraiser's knowledge, there are no restrictions or hazardous materials adversely affecting the value of the site. Utilities in the form of water, gas, electricity, telephone and cable television are available to the site.

Subject Photograph



Southwesterly View From Hyacinth Avenue - Neighborhood Park

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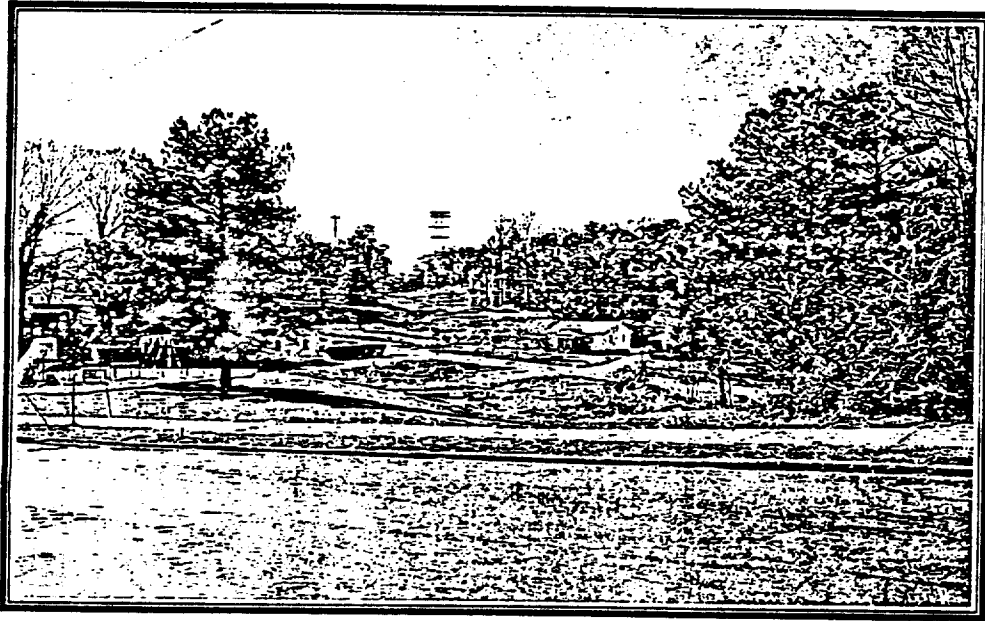
Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

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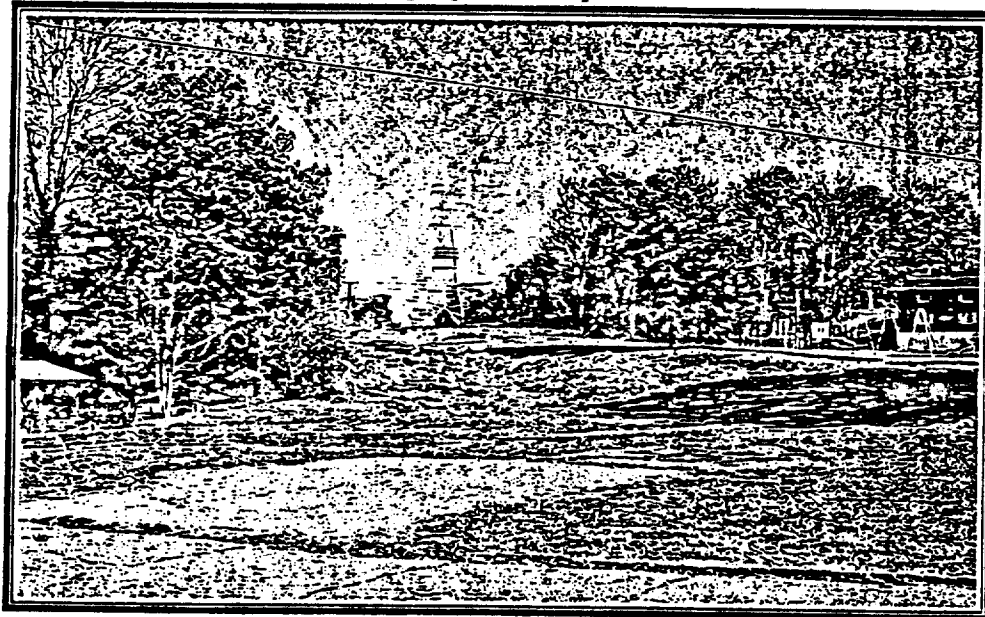
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Subject Photograph



Southwesterly View From Hyacinth Avenue

Photograph Of Acquisition



Northeasterly View Of Acquisition From Dahlia Avenue

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Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

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Description of Acquisition

Permanent Transmissions Line Easement

No legal description of the acquisition was provided. As indicated on the "Northwest - East Point Transmission Line (Northwest - Cascade Heights Section) Acquisition Plat," the required interest in the subject property consists of a permanent transmission line easement (PTLE) extending 62.27 feet along the westerly side of Hyacinth Avenue.

The easement varies in depth from 82.06 feet beginning at the northeasterly corner of the site and extending along the northerly property line, then 44.34 feet in the northwesterly portion of the site with a right angle offset of 27.91 feet and 34.83 feet; then continuing 104.15 feet to the western most property line along Dahlia Avenue 54.23 feet; the southern most boundary of the easement extends 91.84 feet, then northeasterly 181.74 feet to Hyacinth Avenue. The PTLE contains approximately 0.535 acres or, 23,304.60± square feet. No major improvements are situated in the part required. The subject site is the location of an existing neighborhood park, undeveloped street and a proposed neighborhood park of the City of Atlanta.

Description of the Remainder

The existing easements and required transmission line easement extends over 61.24 percent or, 23,304.60 square feet of the site.

With the new transmission line installed in the after situation, there are five (5) remainders with a combined size of 14,747.32 square feet. However, as can be observed in the "Description Of The Land" section of this report, of the five remainders, only the remainder along Hyacinth Avenue in Tract-3 is of sufficient size and shape to provide marketable utility. The other remainders are too small to be developed to its legally permissible two family residential use or any other marketable use. Value factors including utility, access, ingress and egress to the site and highest and best use of the remainder are the same as in the before situation. Therefore, no consequential damages are created as a result of the acquisition and installation of the permanent transmission line easement.

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Northwest - Cascade Transmission Line

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EVALUATION METHODOLOGY

Zoning

The subject property is zoned R-5, two Family Residential District by the City of Atlanta, the highest. The intent of this zoning classification is to provide for the development of medium density residential areas in a manner which will encourage owner occupancy of individual buildings and lots as well as provided variety in rental housing stock available to residents of the city. Also to allow conversion of large single family homes to two family use, and to provide for development of recreational, religious, and educational facilities as basic elements in a balanced community. The development standards includes the following.

1. Minimum lot area: 7,500 square feet
2. Minimum unit size: 650 square feet
3. Minimum lot width at building setback line: 50 feet
4. Minimum yard adjacent to public street: Setback from major thoroughfare 30 feet; setback from minor thoroughfare 30 feet; except for zero lot line development
5. Minimum rear yard: 7 feet, except for zero lot line development
6. Maximum height of structures: 35 feet.
7. Gross Maximum Lot Coverage by buildings: 30%.
8. Side yard: two (2) side yards not less than 10 feet each.
9. Basic parking requirement: one space per dwelling.

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Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
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Highest & Best Use

The subject property is located in an established single family subdivision. While only two R-5 zoned (two family residential) properties were found for analysis and comparison to the subject, the search for market data revealed an adequate supply of transactions with physical and economic characteristics somewhat similar to those of the subject project.

Highest and best use is "that reasonable and probable use that will support the highest present value of the property, as of the effective date of the appraisal. The highest and best use of the subject property is single family residential as presently zoned. The single family highest and best use decision was made considering all those uses being physically possible, legally permissible and found to be feasible, i.e., capable of generating a positive benefit measured in terms of dollars.

Value Method Employed

After determining the highest and best use of the subject property, the appraiser considered the three classic real estate valuation approaches in estimating the market value of the real property. The required interest in the property consist of a transmission line easement. The property in the area of the required easement is comprised of land only.

The sales comparison approach was employed in estimating the value of the land as it best reflects the actions and attitudes of buyers and sellers in the marketplace. The appraiser's search for unimproved competitive sales in the immediate neighborhood revealed no transactions with physical and economic characteristics similar to those of the subject.

Therefore, the search for sales of competitive properties was expanded to include the general neighborhood and other residential districts due to the limited number of unimproved land sales in the immediate area.

The income and cost approaches are generally used in the appraisal of improved properties and were therefore not employed in this analysis. Details of the sales comparison approach are as indicated on the following pages.

JOHN D. CRAWFORD

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VALUATION

Land Sales Comparison Analysis

In the valuation process the appraiser searched the immediate and general market area of the subject for recent sales and offers for sale of parcels of land with improvements at or very near the end of their economic life as well as unimproved sites. Numerous sales were considered, with several developed and utilized in forming an opinion as to the market value of the subject. The unit of comparison adopted was the sales price per square foot of land.

The transactions employed in the land sales comparison analysis consist of several sales that are believed to be the most recent and closest in proximity to the subject. On an unadjusted basis, the most similar sales developed and included in this report demonstrate a sales price per square foot range of \$0.45 to \$1.35 over the period from November, 1999 to November, 2000. Below is the comparison analysis and the derived results. The land sales selected as most indicative of the subject's worth are summarized and adjusted below:

Sale:	<u>Subject</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Miles:		1.0-NE	1.20-E	1.10-N	1.10-W
Date:	2/14/2002	11/4/1999	8/31/2000	3/7/2000	11/17/2000
Sales Price:		\$10,000	\$10,000	\$9,500	\$26,000
Size (SF):	38,051.92	18,295	7,405	20,909	42,435
Sales Price/SF:		\$0.55	\$1.35	\$0.45	\$0.61
Property Interest Conveyed:	Easement	Fee simple	Fee simple	Fee simple	Fee simple
Financing Terms Conditions:	Market	Market	Market	Market	Market
Market Conditions:		20%	10.0%	12.0%	8.0%
Time Adjusted Price:		\$0.66	\$1.49	\$0.51	\$0.66
Location/Access:		0%	-5%	20%	-20%
Size:		-5%	-30%	-5%	15%
Shape/Utility:	Irregular	-50%	-50%	-50%	-50%
Frontage:	205' & 100'	5%	5%	5%	5%
Topography:	Rolling	-10%	0%	-10%	-10%
Corner/Interior:	Interior	0%	0%	0%	0%
Utilities:	All	0%	0%	0%	0%
Zoning:	R-5	0%	0%	0%	0%
Net Adjustments:		-60%	-80%	-40%	-60%
Net Adjusted Price/Sq.Ft.:		\$0.26	\$0.30	\$0.31	\$0.26
Price/Sq.Ft. Conclusion:	\$0.30				

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

16

Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

APN: 14-0179-0001-046 & Pansy St. (Not Open)

APN: 14-0179-0006-050, City of Atlanta - Owner

Land Valuation

The subject property is bisected by an abandoned street (Pansy Street). Per the acquisition plat, let it be noted that the subject property is encumbered by two existing gas line easements and an existing pole line easement. There are five (5) remainders with a combined size of 14,747.32 square feet. However, as can be observed in the "Description Of The Land" section of this report, of the five remainders, only the remainder along Hyacinth Avenue in Tract-3 is of sufficient size and shape to provide marketable utility. The other remainders are too small to be developed to its legally permissible two family residential use or any other marketable use. This condition suggests a downward adjustment to the sales as they are not similarly encumbered.

The transactions employed in the land sales comparison analysis consist of four unimproved residential sales. Sale 1 is a site on North Avenue; Sale 2 is located on Ezra Church Drive; Sale 3 is on Bankhead Highway and Sale 4 is an unimproved parcel of land on Hightower Court. Sales 5 and 6 are improved with dwellings that are at the end of their economic life.

Sale 1 sold November 4, 1999 for \$0.55 per square foot. The indicated net adjustment to the sales price is minus 60 percent, suggesting a value to the subject of \$0.26 per square foot of land.

Sale 2 sold August 31, 2000 for \$0.135 per square foot. The indicated net adjustment to the sales price is minus 80 percent, suggesting a value to the subject of \$0.30 per square foot of land.

Sale 3 sold March 7, 2000, for \$0.45 per square foot of land. The net adjustment to the sales price is minus 40 percent. The indicated value to the subject is \$0.31 per square foot of land.

Sale 4 sold November 17, 2000 for \$0.61 per square foot. The indicated net adjustment to the sales price is minus 60 percent, suggesting a value to the subject of \$0.26 per square foot of land.

In the final analysis, Sales 2 and 4 are given most credence in assisting the appraiser in the valuation of the property. After adjusting the sales prices, the conclusion derived by the appraiser as to the market value of the subject land on a per square foot basis via the sales comparison approach is \$0.30. Therefore:

38,051.92 SF @ \$0.30 /SF = \$11,416 Say \$11,400

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

17

Northwest - Cascade Transmission Line**W/s Hyacinth Ave. & E/s Dablia Ave., NW****APN: 14-0179-0001-046 & Pansy St. (Not Open)****APN: 14-0179-0006-050, City of Atlanta - Owner****Valuation Of Acquisition****Permanent Transmission Line Easement**

23,304.60 SF	@	\$0.30 /SF	=	\$6,991
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\$6,991	x	90%	=	\$6,292
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Market Value of Permanent Easement	Say	\$6,300
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Site Improvements:	N/A	\$0
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Total Market Value of Permanent Transmission Line Easement	\$6,300
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Valuation Summary

Market Value Before (Land Only)	\$11,400
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Market Value of Acquisition	-\$6,300
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Market Value of Remainder Before (Land Only)	\$5,100
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Effect Of The Acquisition

The economic effect of the acquisition is revealed by the impact of the taking as it relates to the estimated highest and best use of the remainder in the after situation compared to the highest and best use in the before situation. While the highest and best use in the after situation is the same as in the before situation, considering the existing pole line easement and two (2) gas line easements per the acquisition plat having created five (5) remainders in the before situation. In the before situation four (4) of the five remainders were physically unsuitable for development by reason of the shape and size of the area not encumbered by the existing transmission line easement. Future development with a structure consistent with its legally permissible residential use as well as street development potential is unchanged.

Considering the physical and economic characteristics of the property in the after situation, the value of the transmission line easement is \$6,300 as can be observed in the "Valuation Of Acquisition" section of this report.

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

18

Northwest - Cascade Transmission Line

W/s Hyacinth Ave. & E/s Dahlia Ave., NW

APN: 14-0179-0001-046 & Pansy St. (Not Open)

APN: 14-0179-0006-050, City of Atlanta - Owner

ADDENDA

Exhibit I - Land Sales

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218

Northwest - Cascade Transmission Line
W/s Ilyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Tabulation and Analysis of Residential Land Sales

Sale	Location Map/Reference	Grantor Grantee	Date DB-Page	Sales Price	Acre Frontage	Price/ Acre	Sq.Ft. Size	Price/ Sq.Ft.	Use Zoning
1	1746 North Avenue 0014-0146-0005-009	Julian Jordan, Jr. McBren Housing & Inv, Inc	04-Nov-99 27757-227	\$10,000	0.42 100'	\$23,810	18,295	\$0.55	Unimproved R-4
2	1570 Ezra Church Drive 0014-0147-0004-044	Willie F. Heard Elishua L. Arnold	31-Aug-00 29498-365	\$10,000	0.17 45'	\$58,825	7,405	\$1.35	Unimproved R-4
3	2081 Bankhead Highway 0014-0176-0003-014	Kingsley Okechukwu Barry R. Gray	07-Mar-00 29088-500	\$9,500	0.48 77'	\$19,791	20,909	\$0.45	Unimproved R-5
4	S/s Hightower Court 0014-00206-0006-077	Sandra C. Hamer AAA Realty, Inc.	17-Nov-00 29701-615	\$26,000	0.97 112'	\$26,689	42,435	\$0.61	Unimproved R-4
5	2152 MLK, Jr. Drive 0014-0180-0006-009	GA Asset Properties, LLC Fashion Studio, Inc.	31-Jul-00 18814-277	\$16,000	0.21 55'	\$76,187	9,148	\$1.75	Old Duplex R-4
6	404 New Jersey Avenue 0014-0175-0008-060	Dora M. Thomas Jim Ramsey	29-Dec-99 28358-180	\$5,000	0.19 50'	\$26,317	8,276	\$0.60	Old House R-5

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Comparable Land Sale 1

Location : 1746 North Avenue
0014-0146-0005-009

Grantor: Julian Jordan, Jr.

Grantee: McBrem Housing & Inv, Inc

Deed Book & Page 27757-227

Date of Transaction: 04-Nov-99

Consideration: \$10,000 Price/Unit: \$0.55 /sf land

Financing: No effect on sale price

Zoning at Time of Sale R-4

Inspection Date(s): September 17, 2001

Verification & Source: First American Real Estate Solutions (FARES)
Public Records & Inspection
Grantee

Conditions of Sale: Arm's Length

Highest and Best Use at Time of Sale Residential

Present Use: Unimproved

Land Size: 0.42 Acres; 18,295 SF

Improvements: Unimproved at time of sale

Allotments Included with Sale: N/A

Description of Land: Frontage 100' Level @ road grade
good access; adequate drainage;
all utilities available

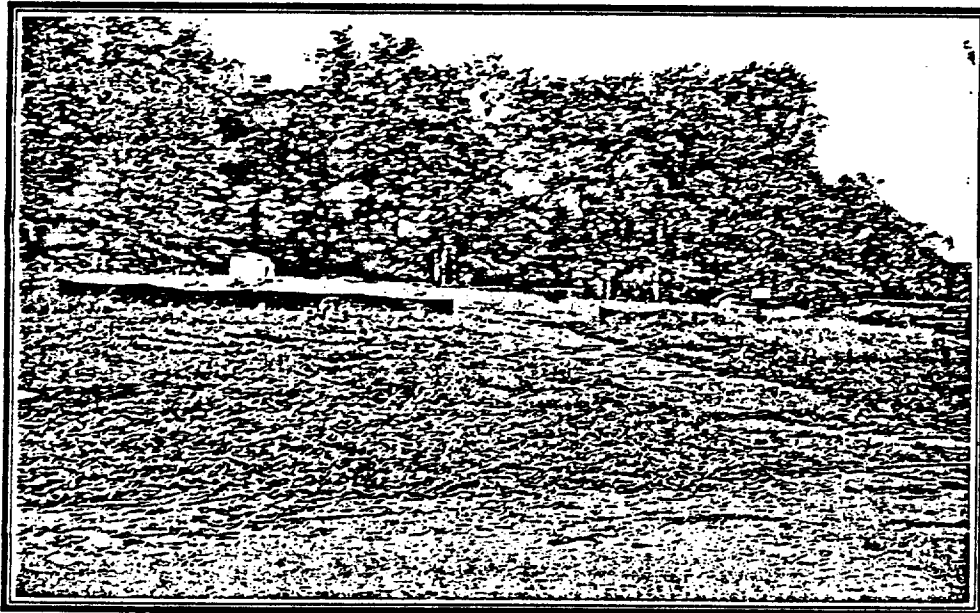
Analysis of Sale:	Sales Price	Price SF	Price Acre
	\$10,000	\$0.55	\$23,810

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Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

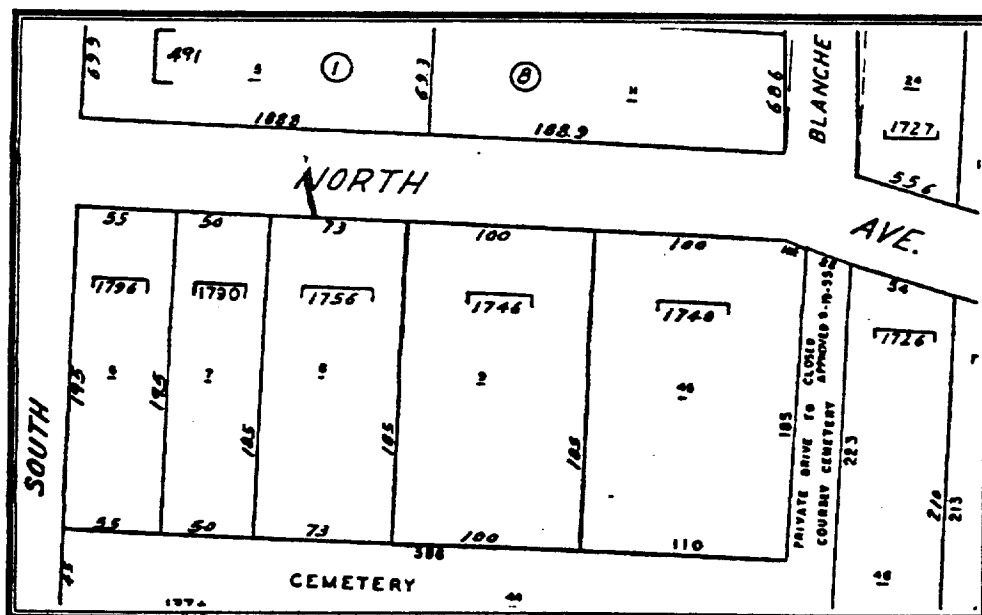
LAND SALE 1



PHOTOGRAPHED BY: John D. Crawford
DATE TAKEN: September 17, 2001

TAX PLAT

0014-0146-0005-009, Fulton



JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Comparable Land Sale 2

Location : 1570 Ezra Church Drive
0014-0147-0004-044

Grantor: Willie E. Heard

Grantee: Elishua L. Arnold

Deed Book & Page 29498-365

Date of Transaction: 31-Aug-00

Consideration: \$10,000 Price/Unit: \$1.35 /sf land

Financing: All cash to seller. No effect on sales price

Zoning at Time of Sale R-4

Inspection Date(s): September 24, 2001

Verification & Source: First American Real Estate Solutions (FARES)
Public Records & Inspection
Grantee

Conditions of Sale: Arm's Length

Highest and Best Use at Time of Sale Residential

Present Use: Unimproved

Land Size: 0.17 Acres; 7,405 SF

Improvements: Unimproved at time of sale

Allotments Included with Sale: N/A

Description of Land: Frontage 45' Level @ road grade
good access; adequate drainage;
all utilities available

Analysis of Sale:	Sales Price	Price/ SF	Price/ Acre
	\$10,000	\$1.35	\$58,825

JOHN D. CRAWFORD

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Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

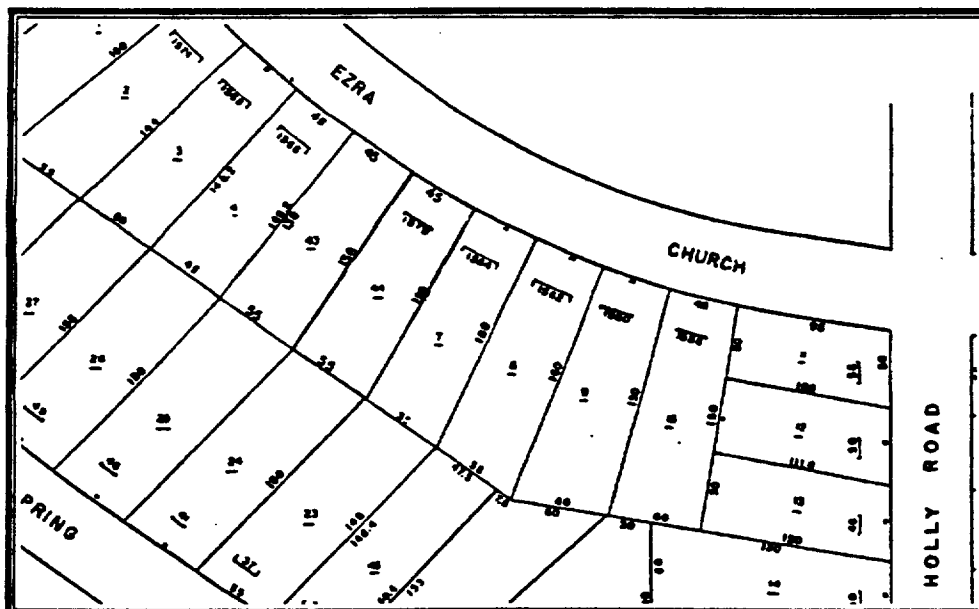
LAND SALE 2



PHOTOGRAPHED BY: John D. Crawford
DATE TAKEN: September 24, 2001

TAX PLAT

0014-0147-0004-044, Fulton



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Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Comparable Land Sale 3

Location : 2081 Bankhead Highway
0014-0176-0003-014

Grantor: Kingsley Okechukwu

Grantee: Barry R. Gray

Deed Book & Page 29088-500

Date of Transaction: 07-Mar-00

Consideration: \$9,500 Price/Unit: \$0.45 /sf land

Financing: All cash to seller. No effect on sales price

Zoning at Time of Sale R-5

Inspection Date(s): September 17, 2001

Verification & Source: First American Real Estate Solutions (FARES)
Public Records & Inspection
Grantee

Conditions of Sale: Arm's Length

Highest and Best Use at Time of Sale Residential

Present Use: Unimproved

Land Size: 0.48 Acres; 20,909 SF

Improvements: Under improved at time of sale

Allotments Included with Sale: N/A

Description of Land: Frontage 77' Level @ road grade
good access; adequate drainage;
all utilities available

Analysis of Sale:	Sales	Price/	Price/
	Price	SF	Acre
	\$9,500	\$0.45	\$19,791

JOHN D. CRAWFORD

Real Estate Valuation Consultant

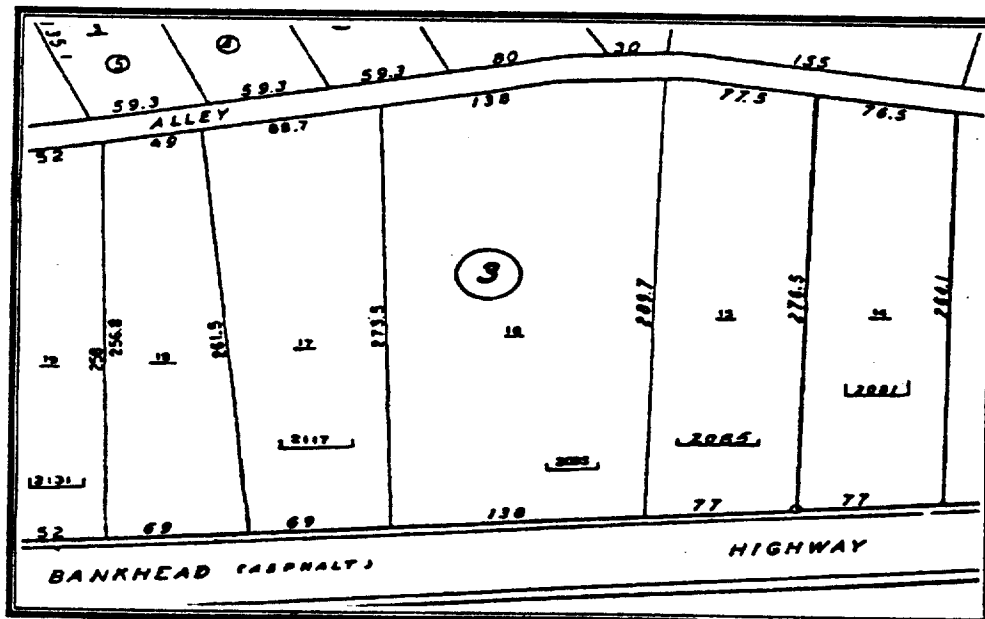
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

LAND SALE 3



PHOTOGRAPHED BY: John D. Crawford
DATE TAKEN: September 17, 2001

TAX PLAT
0014-0176-0003-014, Fulton



JOHN D. CRAWFORD
Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Comparable Land Sale 4

Location : S/s Hightower Court
0014-00206-0006-077

Grantor: Sandra C. Hamer

Grantee: AAA Realty, Inc.

Deed Book & Page 29701-615

Date of Transaction: 17-Nov-00

Consideration: \$26,000 Price/Unit: \$0.61 /sf land

Financing: All cash to seller. No effect on sales price

Zoning at Time of Sale R-4

Inspection Date(s): October 21, 2001

Verification & Source: First American Real Estate Solutions (FARES)
Public Records & Inspection
Grantee

Conditions of Sale: Arm's Length

Highest and Best Use at Time of Sale Residential

Present Use: Unimproved

Land Size: 0.97 Acres; 42,435 SF

Improvements: Unimproved at time of sale

Allotments Included with Sale: N/A

Description of Land: Frontage 112' Level @ road grade
good access; adequate drainage;
all utilities available

Analysis of Sale:

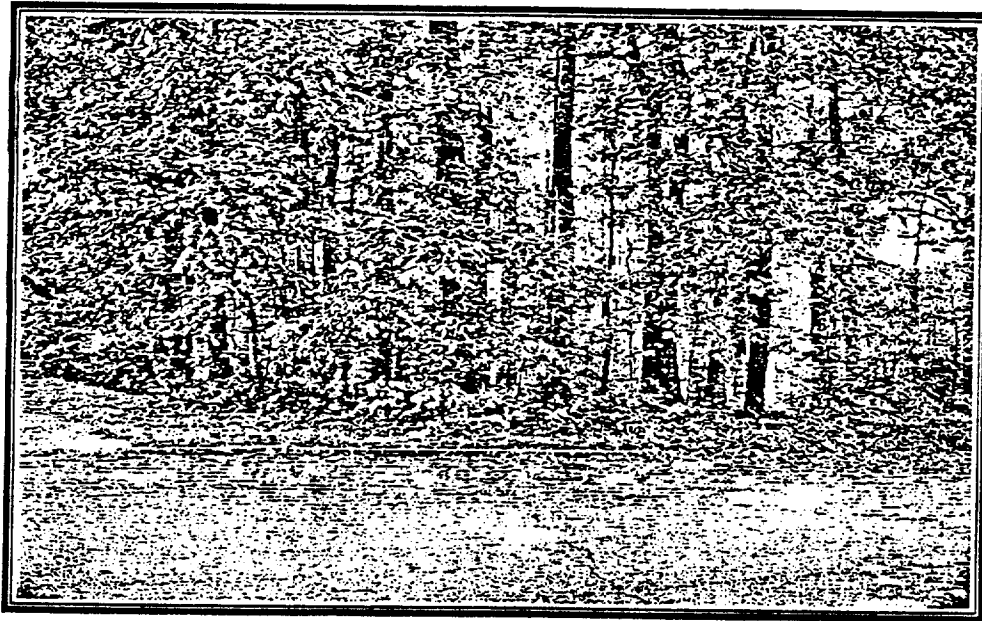
Sales Price	Price/ SF	Price/ Acre
\$26,000	\$0.61	\$26,689

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Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

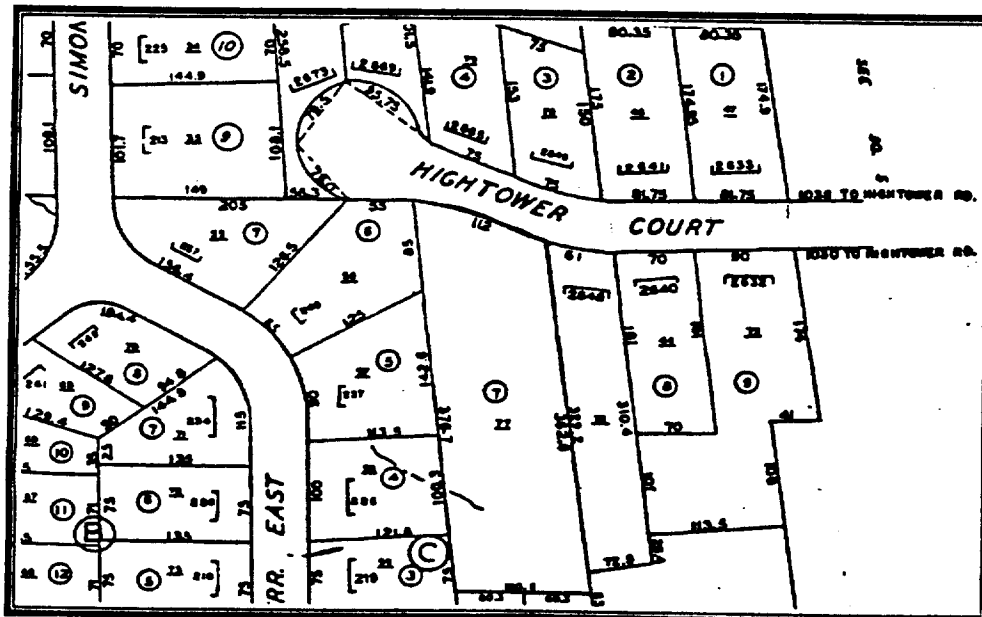
LAND SALE 4



PHOTOGRAPHED BY: John D. Crawford
DATE TAKEN: October 21, 2001

TAX PLAT

0014-0206-0006-077, Fulton



JOHN D. CRAWFORD

Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Comparable Land Sale 5

Location : 2152 MLK, Jr. Drive
0014-0180-0006-009

Grantor: GA Asset Properties, LLC

Grantee: Fashion Studio, Inc.

Deed Book & Page 18814-277

Date of Transaction: 31-Jul-00

Consideration: \$16,000 Price/Unit: \$1.75 /sf land

Financing: All cash to seller. No effect on sales price

Zoning at Time of Sale R-4

Inspection Date(s): October 4, 2001

Verification & Source: First American Real Estate Solutions (FARES)
Public Records & Inspection
Grantee

Conditions of Sale: Arm's Length

Highest and Best Use at Time of Sale Residential

Present Use: Old Duplex

Land Size: 0.21 Acres; 9,148 SF

Improvements: Improved with old duplex house at time of sale

Allotments Included with Sale: N/A

Description of Land: Frontage 55' Level @ road grade
good access; adequate drainage;
all utilities available

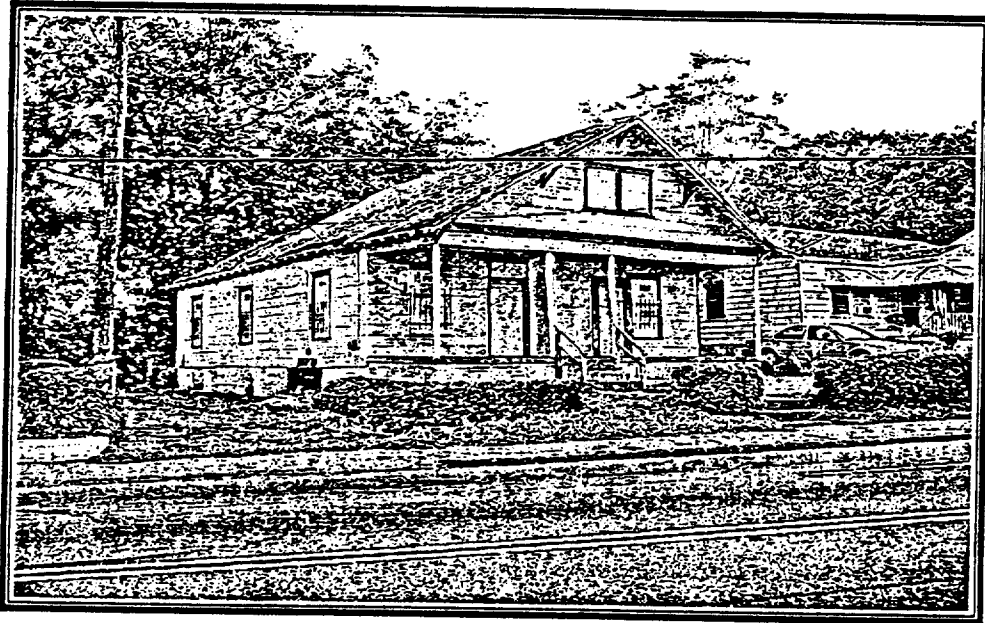
Analysis of Sale:	Sales	Price/	Price/
	Price	SF	Acre
	\$16,000	\$1.75	\$76,187

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Real Estate Valuation Consultant

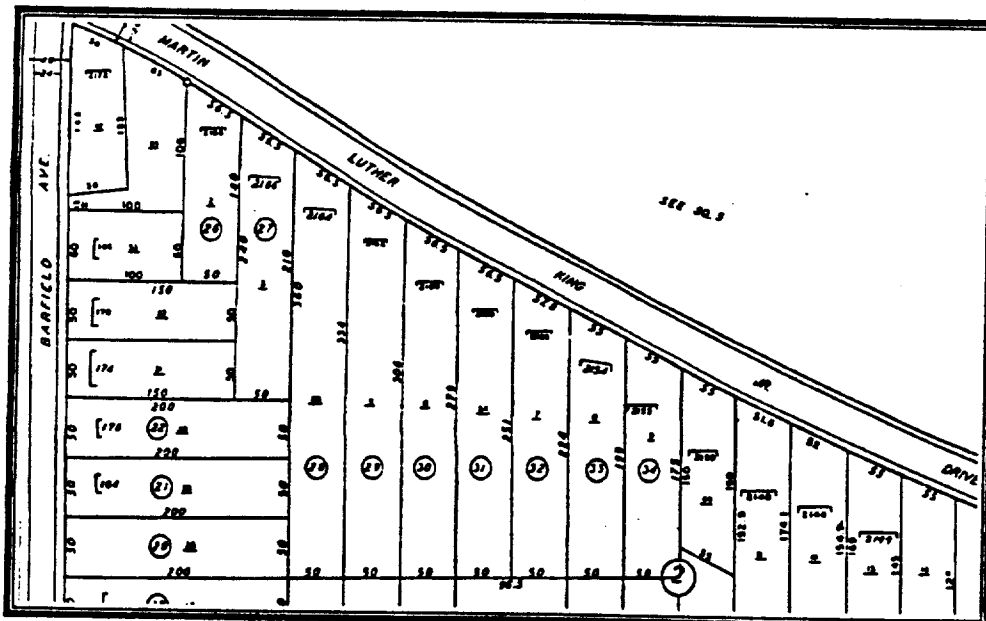
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

LAND SALE 5



PHOTOGRAPHED BY: John D. Crawford
DATE TAKEN: October 4, 2001

TAX PLAT
0014-0180-0006-009, Fulton



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Real Estate Valuation Consultant

Parcel 218
Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 0014-0179-0001-046, & Pansy St. (Not Open)
APN: 0014-0179-0006-050, City of Atlanta - Owner

Comparable Land Sale 6

Location : 404 New Jersey Avenue
0014-0175-0008-060

Grantor: Dora M. Thomas

Grantee: Jim Ramsey

Deed Book & Page 28358-180

Date of Transaction: 29-Dec-99

Consideration: \$5,000 Price/Unit: \$0.60 /sf land
Reported to be a distressed sale out of parent tract.

Financing: All cash to seller. No effect on sales price

Zoning at Time of Sale R-5

Inspection Date(s): October 21, 2001

Verification & Source: First American Real Estate Solutions (FARES)
Public Records & Inspection
Grantor

Conditions of Sale: Arm's Length

Highest and Best Use at Time of Sale Residential

Present Use: Old House

Land Size: 0.19 Acres; 8,276 SF

Improvements: Improved with old house at time of sale
contributing no value to the property

Allotments Included with Sale: N/A

Description of Land: Frontage 50' Level @ road grade
good access; adequate drainage;
all utilities available

Analysis of Sale:

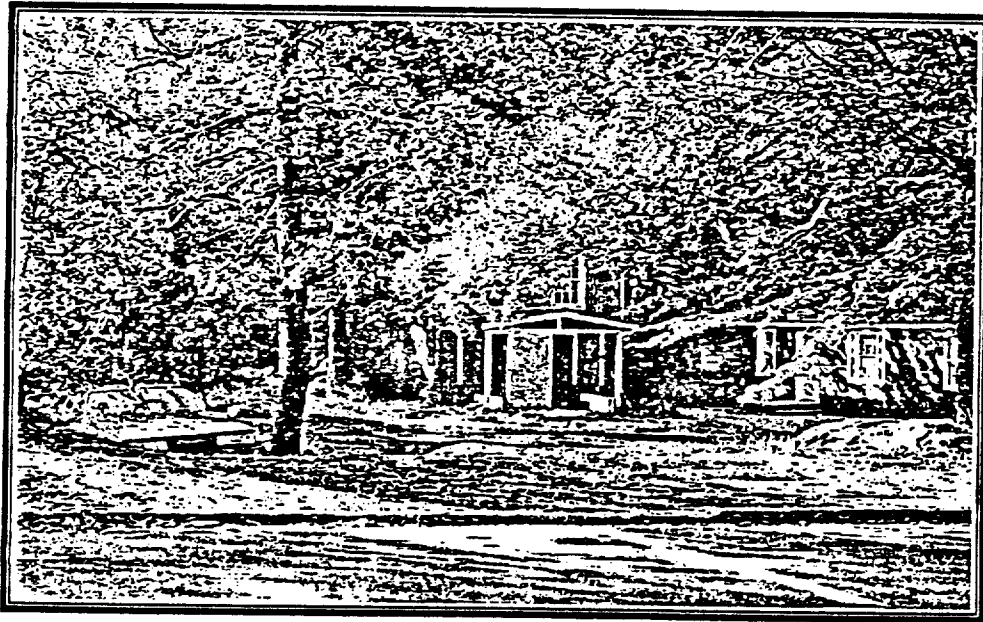
Sales Price	Price/ SF	Price/ Acre
\$5,000	\$0.60	\$26,317

JOHN D. CRAWFORD

Real Estate Valuation Consultant

Northwest - Cascade Transmission Line
W/s Hyacinth Ave. & E/s Dahlia Ave., NW
APN: 14-0179-0001-046 & Pansy St. (Not Open)
APN: 14-0179-0006-050, City of Atlanta - Owner

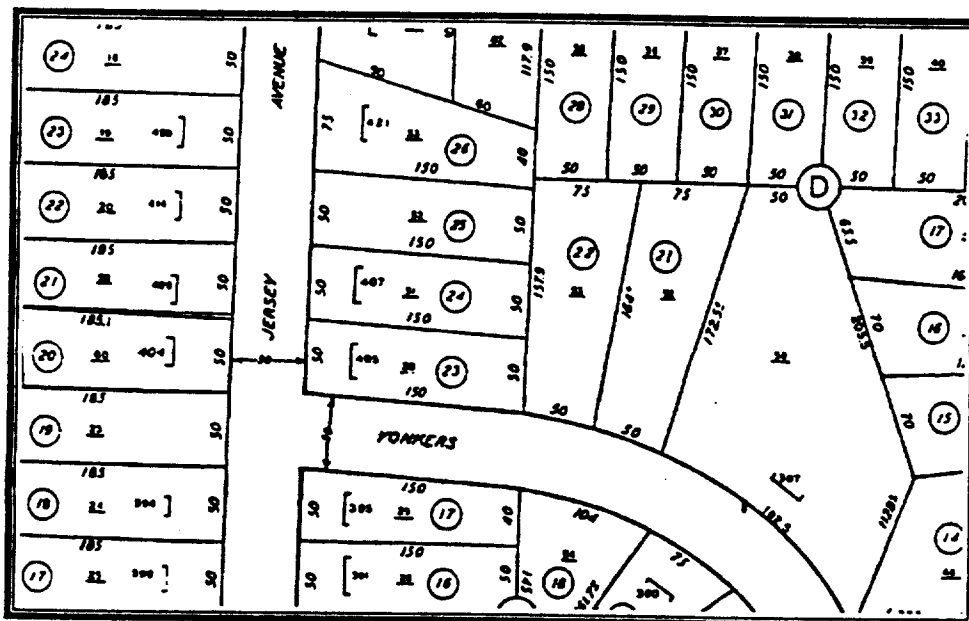
LAND SALE 6



PHOTOGRAPHED BY: John D. Crawford
DATE TAKEN: October 21, 2001

TAX PLAT

0014-0175-0008-060



TRANSMITTAL FORM FOR LEGISLATION

TO MAYOR'S OFFICE: Gregory G. Pridgeon, Chief of Staff
(for review & distribution to Executive Management)

Commissioner's
Signature: _____

Director's
Signature: _____

From Originating Dept.: Parks, Recreation
and Cultural Affairs

Contact (Name): Sushma K. Dersch
404-817-6734

Committee(s) of Purview: CD/HRC

Committee Deadline: 06-10-02

Committee Meeting Date(s): 06-25-02
07-09-02

Council Meeting Date(s): 07-01-02
07-15-02

CAPTION: ORDINANCE BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE AUTHORIZING THE MAYOR TO GRANT AN UPDATED EXISTING PERMANENT EASEMENT ACQUIRED BY THE GEORGIA POWER COMPANY IN 1911 FROM JULIAN B. THOMPSON FOR PARCELS OF LAND AT 120 HYACINTH AVENUE/21185 VERBENA STREET IN LAND LOT 179 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA; PRESENTLY OWNED BY THE CITY OF ATLANTA AND KNOWN AS THE VERBENA STREET PLAYLOT, SO AS TO DEFINE THE RIGHT-OF-WAY WIDTH TO 100' WIDE, ON BEHALF OF THE DEPARTMENT OF PARKS, RECREATION AND CULTURAL AFFAIRS, BUREAU OF PARKS; AND FOR OTHER PURPOSES.

BACKGROUND/PURPOSE/DISCUSSION:

The Georgia Power Company has owned the permanent easement since 1911. They just want to update it to reflect current ownership and to define the right-of-way to 100 ft. It does not impact any improvements on the Verbena Street Playlot. Rebuilding of this transmission line is critical to the electrical needs of the City of Atlanta.

FINANCIAL IMPACT (if any): None to the City of Atlanta. The easement is appraised at \$6,300.00 and Georgia Power Company is willing to make payment to the City of Atlanta.

MAYOR'S STAFF ONLY:

Received by Mayor's Office: _____
(date)

Reviewed: JP
(initials/date)

Submitted to Council: _____
(date)

Action by Committee: ☐ Approved ☐ Adversed ☐ Held ☐ Amended
☐ Substitute ☐ Referred ☐ Other